

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 611
Cases No. 86-7, 89-7C and 89-9
MARCH 13, 1989

At its regular monthly meeting on March 13, 1989, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

Case No. 86-7

Action initiated by the Zoning Commission to consider a proposal of the District of Columbia Office of Planning to amend the text of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning, regarding the treatment of bars in C-1 and C-2-A zone districts.

Case No. 89-7C

Application from the Franklin Plaza Limited Partnership requesting consolidated review and approval of a Planned Unit Development (PUD) and a change of zoning from HR/C-3-C to C-4 for lots 20,33, 34, 37, 46, 809, 810, 811 and 821 and a public alley proposed to be closed in Square 285. The PUD site is located at the southwest corner of the intersection of 12th and K Streets, N.W. and is improved with several existing three and four story commercial buildings and a six-story parking garage.

The applicant proposes to construct a twelve (12) story office/retail building with a connecting structure between the office/retail building and the Franklin School Building, a designated historic landmark.

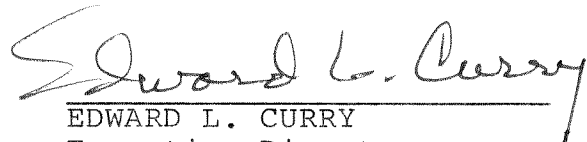
The PUD site contains 33,600 square feet of land area and will be developed to 373,000 square feet of gross floor area (361,400 square feet for office use and 11,600 square feet for retail use. The project will have a floor area ratio (FAR) of 11.10, a height of 130 feet, a lot occupancy of 100%, and on-site parking to accommodate 244 cars.

Case No. 89-9

Application from Safeway Stores, Incorporated requesting a change of zoning from R-1-B to C-2-A for lots 13, 14, 15, portions of lots 3 through 12 & 19 (also known as Taxation & Assessment lots 816, 817, 818 & 819, and a closed public alley in Square 2974. The Subject site is located in the northwest quadrant of the District of Columbia and is bounded by Georgia Avenue to the west, Underwood Street to the south, Piney Branch Road to the east and Van Buren Street to the north. This proposal affects all existing R-1-B zoned property in Square 2974.

The applicant proposes to replace the existing grocery store with a new "Safeway Marketplace" in the northern portion of the site along Van Buren Street. The proposed Marketplace will contain 49,887 square feet of space and will have a floor area ratio (FAR) of 0.37, a maximum height of 24 feet and 160 parking spaces.

It is therefore hereby ordered that Z.C. Cases No. 86-7, 89-7C and 89-9 be scheduled for public hearing. Formal "Notices of Public Hearing" for these cases are forthcoming.


EDWARD L. CURRY
Executive Director
Zoning Secretariat

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